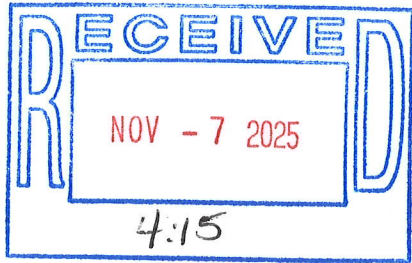


APPLICATION FOR APPEAL TO THE
ZONING HEARING BOARD



To the Zoning Officer of Manheim Township, Lancaster County, Pennsylvania

APPLICANT Tim Bodnar 618 Columbia Ave Lancaster PA 17603 717 945 8006
Name Street Address City State Zip Phone #

OWNER Kelly Gomez 612 Stockdale Dr Lancaster PA 17601 413 230 8366
Name Street Address City State Zip Phone #

PROJECT LOCATION 612 Stockdale Drive Lancaster PA 17601 ZONING DISTRICT _____
Street Address

The lines of bounding street or roadway and the property have been accurately located and staked on ground by _____

TOTAL SQUARE FOOTAGE 144 sq/ft NUMBER OF STORIES N/A

STRUCTURE HEIGHT N/A COST OF NEW CONSTRUCTION \$ N/A

The undersigned hereby appeals to the Manheim Township Hearing Board for a

☐ Variance ☐ Special Exception ☐ Non-Specified Use ☐ Appeal of Notice of Violation

To Permit The installation of a kitchen basement that would classify the finished basement as an Accessory Dwelling Unit.

THE ZONING ORDINANCE SECTION NUMBER MUST BE INCLUDED IN THE ABOVE DESCRIPTION

I HEREBY CERTIFY THAT I HAVE BEEN AUTHORIZED BY THE
OWNER OF MAKE THIS APPLICATION AS THEIR AUTHORIZED AGENT [Signature]
(Owner or Authorized Agent/Date)

AUTHORIZED AGENT Tim Bodnar 618 Columbia Ave Lancaster PA 17603 717 945 8006
Name Street Address City State Zip Phone #

AS PER SECTION 2805 OF THE MANHEIM TOWNSHIP ZONING ORDINANCE (2014-21), ALL NECESSARY PERMITS MUST BE SECURED AND THE AUTHORIZED ACTION BEGUN WITHIN ONE (1) YEAR AFTER THE DATE WHEN ACTION BY THE APPELLANT IS AUTHORIZED, AND AUTHORIZED ACTION MUST BE COMPLETED WITHIN TWO (2) YEARS OF SAID DATE. FAILURE TO OBTAIN NECESSARY PERMITS OR COMMENCE WORK WITHIN SUCH ONE (1) YEAR, AUTOMATICALLY RESCINDS ACTION TAKEN BY THE BOARD.

Attach Site Plan (Examples available upon request)

Site Plan must indicate:

- | | | |
|-------------------------------------|--|--|
| a) Street address and/or lot number | f) Existing & proposed structures/improvements | j) All pertinent dimensions and setbacks |
| b) Property lines | g) Driveways (existing or proposed) | k) Tax assessment map, block, and lot numbers |
| c) Street right-of-way lines | h) Easements (utility & drainage) | l) Additional information as needed for review |
| d) Curbing & sidewalks | i) Floodplain lines (elevations) | |
| e) Minimum building setback lines | | |

FOR OFFICE USE ONLY

Case No. PL2NB25393 Hearing Date 12-1-25 Filing Fee \$ 700-

Approved Date _____ Refused Date _____

Zoning Officer Signature _____

Comments _____



Department of Planning and Zoning
1840 Municipal Drive
Lancaster, PA 17601
(717) 569-6406 Fax (717) 560-4183

Date Received: _____
Permit Number: _____

APPLICATION FOR ACCESSORY DWELLING UNIT PERMIT

Accessory Dwelling Unit (Check One): New ☒ Existing ☐

Property Owner Name: Kelly Gomez Phone: (413) 230-8366

Property Owner Address: 612 STOCKDALE DRIVE LANCASTER, PA 17601

Property Subdivision: _____ Zoning District: _____

Lot Size: _____ square feet. Email Address: BRIGHTSIDEBOOKKEEPER@GMAIL.COM

Property Description

Please provide a detailed description of the proposed Accessory Dwelling Unit: Add a kitchen to a finished basement for the home owners mother.

Number of Accessory Dwelling Unit occupants: 1

Name of Accessory Dwelling Unit occupant(s): Deborah Horan

Relationship of Accessory Dwelling Unit occupant to owner of the property: Mother + Daughter

Total Floor Area of principal dwelling, including basement and attached garage: 1200 sq/ft +

Total Floor Area of Accessory Dwelling Unit: 1200 sq/ft +

Describe any proposed alterations(s) or addition(s) related to the Accessory Dwelling Unit: Add kitchenette to finished basement

Number of off-street parking spaces located on the property: 4

Are your neighbors aware of the proposed Accessory Dwelling Unit: Yes

Restoration Plan : Please provide a Restoration Plan indicating how the Accessory Dwelling Unit will be removed upon discontinuance of use.

A scaled floor plan, site plan and restoration plan must be submitted with this application. The floor plan must indicate the area of the dwelling to be used for the Accessory Dwelling Unit. The site plan must indicate location of off-street parking spaces. Additional information may be required to insure compliance with Manheim Township zoning regulations.

Property owner hereby agrees to conform to all Manheim Township Ordinances.

Kelly Gomez
Signature of Property Owner

Kelly Gomez
Print Name

For Office Use Only

Zoning Hearing Board Case #: _____ Zoning Hearing Date: _____ Action Taken: _____

Permit Approval Date: _____ Permit Denial Date: _____ Application Reviewed By: _____

Comments: _____



CALCO DESIGN & RENOVATION
Basement Remodeling Proposal
Client: Kelly and Matt Gomez
Address: 612 Stockdale Drive, Lancaster, PA 17601
Date: 06/18/2025

Project Summary

CalCo Design & Renovation proposes to fully finish the currently unfinished basement space at the home of Kelly and Matt Gomez. This remodel will include the construction of a full bathroom with laundry hookups, bedroom, exercise room, finished living area, kitchenette, and storage space. HVAC upgrades will be made to support the newly finished area. This project will be completed with a mix of drywall and drop ceilings, luxury vinyl flooring, and cabinetry provided by River Run Cabinetry. Permits will be obtained through Manheim Township.

Scope of Work

General Construction

- Full framing and layout of all new basement rooms and utility spaces
- Insulation of all interior walls and ceilings
- Drywall installation, finishing, and paint (Sherwin Williams throughout)
- Electrical updates and additions to accommodate new layout
- Plumbing rough-ins and fixtures for full bathroom and laundry hookups
- HVAC modifications to properly condition new finished space
- All required township inspections and permit management

Rooms Included

- **Full Bathroom**
 - Toilet, vanity, stackable washer/dryer hookup
 - RR Cabinetry vanity with quartz top (selections TBD)
 - Solid surface shower system – CDSM panels – Color/Pattern TBD
 - All plumbing, venting, waterproofing, and finishes included
- **Bedroom & Exercise Room**
 - Framed and finished with closet and egress access via existing window
 - Drop ceiling system for easy access and clean finish
- **Living/Entertainment Area**
 - Fully finished open space with drywall ceiling
 - Ideal for TV area, playroom, or flex living
- **Kitchenette**
 - RR Cabinetry base and wall cabinets
 - Quartz countertop (selections TBD)
 - Installation of electric cooktop and microwave (purchased by client)
 - Electrical and plumbing rough ins for appliances
 - Venting and GFCI protections included

- **Storage Room**
 - Drywalled and trimmed space adjacent to mechanical room
 - Unfinished mechanical area remains accessible

Material Selections

- **Flooring:** CALL VINYL LVP throughout finished areas
- **Trim:** 5.5” Plain Edge C-Primed Pine Baseboard + Colonial Door Trim
- **Paint:** Sherwin Williams – Colors TBD by clients
- **Cabinetry:** River Run Cabinetry – Kitchenette + Bathroom Vanity
- **Shower:** Solid Surface Shower System – CDSM Panels – Color/Pattern TBD
- **Ceiling:** Combination of drop ceiling (bedroom/exercise side) and drywall (living space)
- **Lighting** – Halo Recessed 4” LED’s
- **Fixtures & Finishes:** TBD – Clients to make final selections

Project Timeline

- **Estimated Start:** Fall 2025
- **Estimated Completion:** By end of 2025
- **Duration:** Approx. 8–10 weeks depending on final selections and permit timelines

Payment Schedule

- **1/3 Deposit** – Due upon execution of contract
- **1/3 Due at Project Start**
- **1/3 Due at Substantial Completion** (excluding punch list and any backordered items)

Client Responsibilities

- All personal belongings must be removed from the basement prior to project start.
- CalCo Design is not responsible for moving, storing, or disposing of personal property.
- Clients will make material selections (fixtures, finishes, paint colors, etc.) in a timely manner to avoid delays.
- Appliances for kitchenette are to be purchased and supplied by the clients.

Permitting

- CalCo Design & Renovation will handle all permitting through Manheim Township.
- All work will be completed in accordance with local building codes and inspected as required.

Notes

- This proposal includes all labor, construction materials, and standard finish items.
- Final project pricing may be affected by specific material selections (fixtures, change orders, cabinetry upgrades, etc.).

NOTES:

- 1- Basement: Walkout
- 2- Minimum distance between water & sewer connect: 10ft or less if water is installed 18in higher than sewer.
- 3- Driveway requirements: Shall not exceed a slope of 8% within 25ft of the street right-of-way line. Driveway to Property line minimum
- 4- All location dimensions shown here are subject to change due to field conditions
- 5- Not used
- 6- 8' Porch Walls, 4' (25lf) 6' (16lf) 8' (20lf) Garage Walls
- 7- Foundation walls: 8' Poured walls - (6' B.T.W.) G-F1.1,B-C1.2
- 8- Nothing should be placed, planted or erected in the easement areas.
- 9- Nothing shall be placed, planted, set or put within the area of 100ft clear site that has the possibility of growing in excess of 30in or may obscure motorist view
- 10- Electric transformer location: 41056-S27615 < 100ft
- 11- Cut to Basement Subgrade: From Upper Drill Hole X.X FT
- 12- Access easement for benefit of adjacent owner of Zero Lot Line SFD for maintenance of the dwelling on said lot, as well as the encroachment of any eaves, cornices &/or gutters overhanging the adjacent Zero Lot Line Single Family Detached Dwelling.

Job Number

WOS164

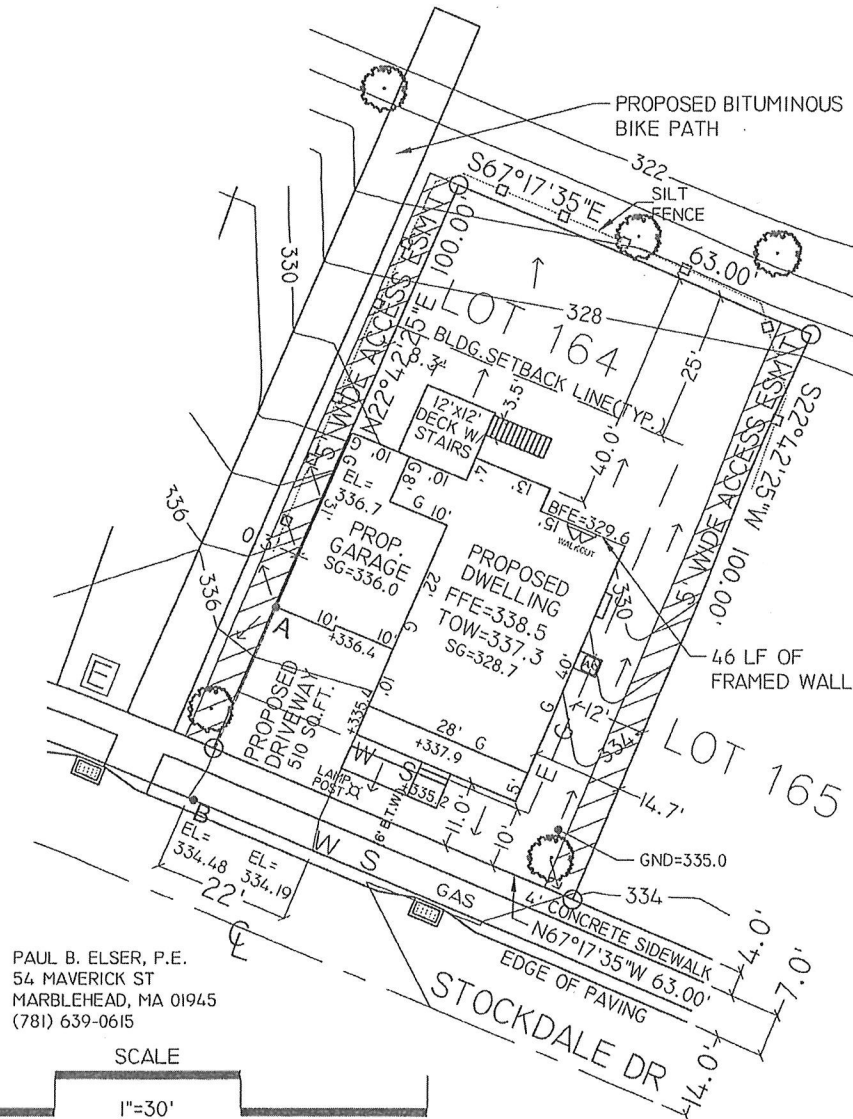


FINISHED GARAGE FLOOR IS 7" BELOW THE TOP OF THE REAR FOUNDATION WALL

THE FINAL GRADING CONTOURS SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY. EVERY EFFORT WILL BE MADE TO FLOW WATER EFFICIENTLY AWAY FROM NEW AND EXISTING STRUCTURES WHILE FOLLOWING THE APPROVED STORM WATER MANAGEMENT PLAN, AND STATE, AND LOCAL BUILDING CODES AND ORDINANCES.

DRIVEWAY TABLE

POINT "B"	DISTANCE
A to B	34.0'



PAUL B. ELSE, P.E.
54 MAVERICK ST
MARBLEHEAD, MA 01945
(781) 639-0615

BUILT FOR:
KELLY & MATTHEW
SITE ADDRESS:
GOMEZ
612 STOCKDALE DR

Subdivision: WORTHINGTON
Municipality: MANHEIM TOWNSHIP
Tax Map No.:
Bldg. Cover (40%): 30.5%
Imp. Cover (60%): 42.7%
Sew - 172

Zoning: R - 2 w B.D.O.
Lot Size: 6,300 sq ft
Building Permit: XX
Lancaster County
Pennsylvania



Building Dreams Together

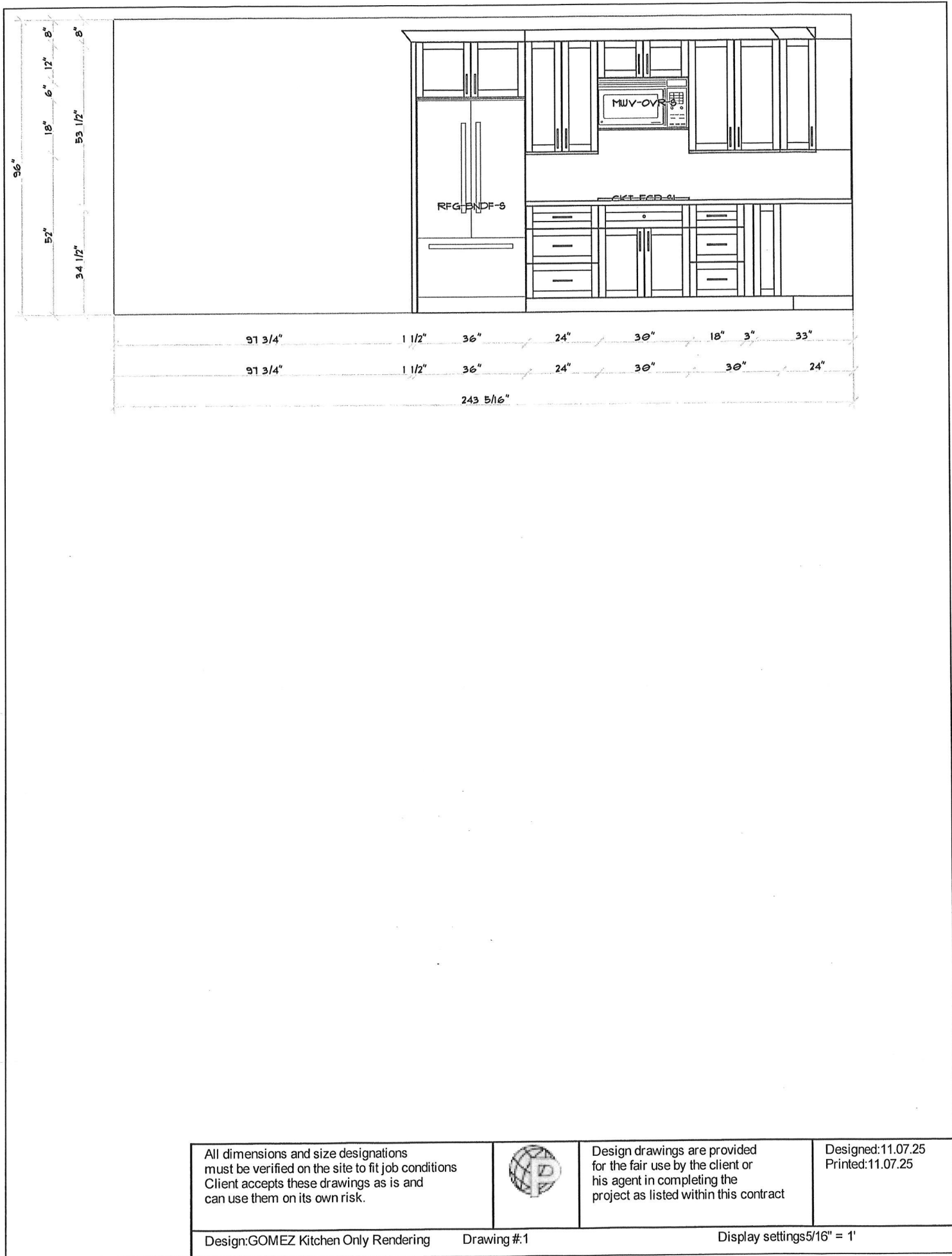
KEYSTONE CUSTOM HOMES, INC.

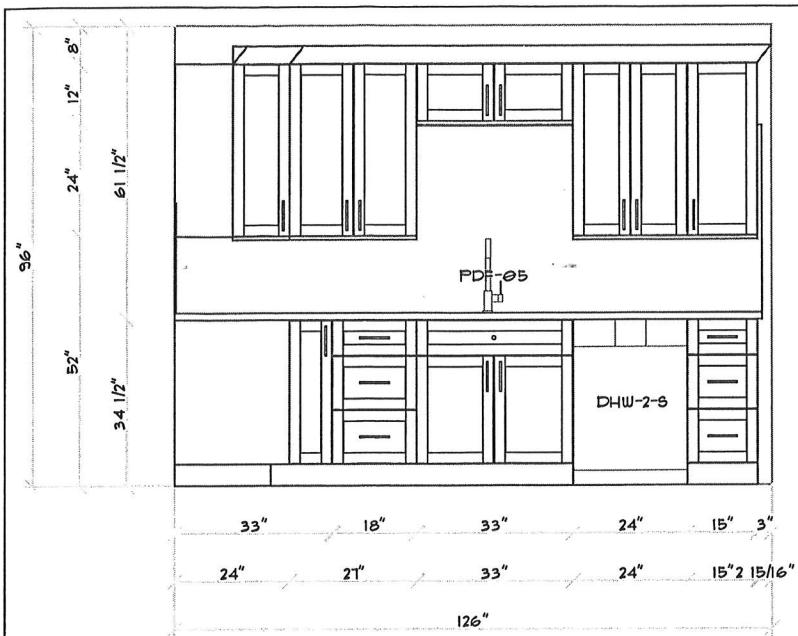
227 GRANITE RUN DRIVE, SUITE 100
LANCASTER, PENNSYLVANIA 17601
PHONE: (717) 464-9060 FAX: (717) 735-2034


www.keystonecustomhome.com

3 Time Winner of NAHB's "America's Best Builder" Award

DATE	HISTORY	REVISION BY	
00/00/00	XXXXXXXXXX	XXX	
00/00/00	XXXXXXXXXX	XXX	
00/00/00	XXXXXXXXXX	XXX	
02/14/18	PREPLOT	PBE	
02/06/18	HFO PLOT	MDD	
TITLE	SCALE	DRAWN BY	CHK'D / DATE
PLOT PLAN	1"=30'	MDD	PBE / 02/14/18
© 2018 Keystone Custom Homes, Inc.	MODEL	FILENAME	
	AAD30	WOS164.dwg	





All dimensions and size designations must be verified on the site to fit job conditions. Client accepts these drawings as is and can use them on its own risk.		Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract	Designed:11.07.25 Printed:11.07.25
Design:GOMEZ Kitchen Only Rendering	Drawing #2	Display settings5/16" = 1'	



